

Project Reviews

City of Waukesha

Project Number: PLAT20-00003

Description: **Glen at Standing Stone**

Applied: **11/18/2020**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Glen at Standing Stone LLC**

Parent Project:

Owner: **David Smart / Smart Realty LLC**

Contractor: **<NONE>**

Details:

PC20-0116

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
-----------	---------------	----------	------	---------	--------	---------

Project Reviews

City of Waukesha

Review Group: AUTO

11/18/2020	12/2/2020	12/4/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
------------	-----------	-----------	---------------------	--------------	-----------------------------	-----------

Notes:

Preliminary Plat - East side

1. Outlot 2 is 25.48 acres and is proposed to be conveyed to the City of Waukesha for park purposes. The entire area of the Outlot is located in wetlands and floodplain so no development of the lands can occur. The Plat also proposes that this conveyance would occur in lieu of the City not collecting parkland impact fees. The note should be changed to remove that reference to waive impact fees.
2. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA.
3. The City will not sign the Final plat and accept the improvements until all improvements have been formally accepted and approved by Engineering.
4. Add note or similar wording to Plat: Drainage and storm sewer easements outside the public right of way will be conveyed to the lot owners of the subdivision and the Home Owners Association.
5. Per City Development Handbook: 4.2.12.2.6: Verify that public sidewalk is designed at 0.5 feet inside right of way line.
6. Existing wetlands are shown on Lots and Outlots. 4-Inch x 4 Inch x 6 ' long cedar posts should be installed to delineate boundaries of wetlands.
7. 32.10(d)(6.)A. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths and permanent storm water BMP locations. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.
8. A temporary 10 foot wide sidewalk slope easement along the street frontages of all lots shall be in effect until concrete sidewalks are installed. Said easement area shall not be permanently improved.
9. The following notes should be added to the Plat:
 - a. Each owner shall adhere to the grading plan or any amendment thereto by the City Engineering Department and on file with the City ("Master Grading Plan"), and grade such owner's lot in accordance with the master grading plan.
 - b. All lot owners and Home Owners Association and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition, whether or not the owner complied with the master grading plan, and the owner is responsible for the cost of the same.
 - c. Each owner, at the time of construction of the building, shall also be responsible for grading the lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of obstructions. No planting other than grass shall be permitted within 3 feet of side or rear lot lines without approval of Developer.
 - d. Each owner must consult with the adjacent lot owner to agree upon compatible grading for their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither developer nor the City shall be responsible for establishing lot line grades. The services of a Professional Engineer or Professional Land Surveyor may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot owners.
10. A 30 foot wide landscape easement is shown along the east side of Tenny Avenue. Who is 30 ft wide landscape easement dedicated to?
11. 51. Submit geotechnical report to City for filing with submittal. Streets may be proposed to be extended through wetlands and likely poor soils. The geotechnical report should include recommendations from the Geotechnical Engineer the depth and limits of street cross section that should be removed and replaced and the materials to utilize.
12. Request DNR determine navigability of waterways shown on Plat.



Project Reviews

City of Waukesha

11. Add note: The HOA and/or its agents, employees or independent contractors shall have the right to enter upon any lot, at any time following at least twenty four (24) hours advance written notice, for the purpose of inspection for compliance with the City Master Grading Plan. In the event a lot is not in compliance with the City Master Grading Plan, then the HOA shall give written notice to the owner of the non-compliant lot. If the owner of the non-compliant lot has not brought the lot into compliance with the City Master Grading Plan within thirty (30) days, then the HOA may enter onto the lot for the purposes of bringing such lot into compliance with the City Master Grading Plan, and may charge the lot owner for the necessary costs of such work, and may have a lien against the lot for the same. In the event that the HOA is not in existence or otherwise fails to act then any lot owner who is aggrieved by a failure to comply with the City Master Grading Plan may independently enforce this section by bringing an action in the Waukesha County Circuit Court, and the prevailing party in any such action will be entitled to recover its reasonable costs and attorney fees.
12. Maintenance responsibility of all surface water swales, drainage ditches, ponds, and other such facilities, and all private outlots shall remain with the lot owners and homeowners association.
- 13a. 32.10(d)(6).E. Subsurface drainage. Basement floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the submitted soil evaluations, and shall avoid hydric soils as much as possible. The Authority shall be notified of any drain tiles that are uncovered during construction, which the Authority may require to be restored or connected to other drainage systems. No discharge of groundwater from tile lines, sump pumps or other means shall be allowed onto another persons land or any public space without the written approval of the owner or unit of government.
- 13b. A table should be added to the grading/erosion plan showing, at a minimum, the Building/Lot #, yard grade, minimum basement elevation, and elevation of the highest seasonal water table elevation, soil boring/pit utilized. List name of report, date, Author.
14. 23.06(3)(g) Easements. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide. These easements permit the utilities to extend their services within this area, but do not prohibit the individual owner from landscaping, building or developing this area, unless specifically mentioned on the final plat or in the individual easement agreements.
15. Show proposed easements for bridge under Tenny Avenue extending outside of right of way.
16. Per Wisconsin State Statute 236.20(2)(k): When a street is on a circular curve, the main chords of the right-of-way lines shall be drawn as dotted or dashed lines in their proper places.
17. The remaining portion of Outlot 2, CSM 11932 should be included in the CSM.
- 17a. 23.051(3) Residual Parcels. If land subdivision by use of a certified survey map results in a residual parcel of greater than 10 acres, which is not intended to be sold or conveyed immediately, then the Plan Commission may elect not to require the residual parcel to be included in the map. If the Plan Commission so elects, then a supplementary, uncertified survey map of reasonable accuracy shall be attached to the certified survey map showing the relationship of the residual parcel to the lands divided by the certified survey map.
18. Verify back of sidewalk set 0.5 feet away from right of way lines.
19. Move pond off proposed park property, Outlot 2.

Project Reviews

City of Waukesha

General

1. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing.
 - a. Wisconsin DOT;
 - b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - c. Wisconsin DNR NOI; FEMA floodplain fill;
 - d. DNR Chapter 30 permit.
 - e. Wetland delineation concurrence
 - f. DNR sanitary sewer extension
 - g. State of Wisconsin Private sanitary sewer approval-Private streets
 - h. City of Waukesha – Engineering Division Construction Permit if working in right of way

2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:

- a. Pavement marking and signage plan
- b. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
- c. Impact fees
- d. Letter of credits
- e. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
- f. Sewer assessments, if applicable.

3. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer’s Agreement, and Bonds should be reviewed and approved prior to the construction being started and building permit issued. If the location of any units need to be changed as a result of the approved construction drawings, the Plat and drawings should be updated to reflect the needed changes.

4. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material.

1. Add note to Plat:

“Although all lots in the Subdivision have been reviewed and approved for development with singlefamily residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil

conditions which, due to the possible presence of high groundwater, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where groundwater may be present near the ground surface. Soil conditions should be subject to each owner’s special investigation prior to construction and no specific representation is made herein.”

2. Utility easements to be located outside drainage easements and drainage swales.

11/25/2020	12/3/2020	12/4/2020	CSM/PLAT CLOSURE	Megan Roessler	REVIEW COMPLETE	
------------	-----------	-----------	------------------	----------------	-----------------	--

Notes:

****COMMENTS FOR PRELIMINARY CONDO PLAT****

- It is recommended that “Standing Stone Drive” be named “Standing Stone Circle” to follow addressing guidelines (continuous streets should have continuous names) and maintain consistency with Standing Stone East

****COMMENTS FOR PRELIMINARY PLAT OF STANDING STONE EAST****

- Please include a proposed name for Road “A” for review on the final plat. It is recommended that Road “A” be named “Standing Stone Circle” to follow addressing guidelines (continuous streets should have continuous names) and maintain consistency with Standing Stone West
- Please include chord bearings of lot lines on the final plat.

